



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-06-0001
APPLICATION FOR ADDITIONAL SPACE
RESORT AIR, LLC, HONOLULU INTERNATIONAL AIRPORT OAHU

APPLICANT:

Resort Air, LLC, whose business and mailing address is 1100 Alakea Street, Suite 2500,
Honolulu, Hawaii, 96813, as Lessee.

LEGAL REFERENCE:

Chapter 171-59(b), Hawaii Revised Statutes, as amended.

LOCATION:

South Ramp, Honolulu International Airport

PREMISES:

Original (as shown on the attached Exhibit A dated June, 2004)
Space No. 011-111, containing approximately a land area of 13,440 square feet

Additional Spaces (as shown on the attached Exhibit A dated May, 2008)
Space No. 011-120A, containing approximately a land area of 7,775 square feet
Space No. 011-120C, containing approximately a land area of 840 square feet
Space No. 423-188G, containing approximately a land area of 7,200 square feet

ZONING:

State: Urban
County: Industrial (I-2)

BLNR – Amendment No. 1 to
Lease No. DOT-A-06-0001 for additional space
Resort Air, LLC
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LAND TITLE STATUS:

Section 5(a) - lands of the Hawaii Admission Act (Non-Ceded)
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES__ NO X

CHARACTER OF USE:

Additional Space Nos. 011-120A, -120C and 423-188G to be used for the development, construction, operation and maintenance of a general aviation hangar.

TERM OF LEASE:

Twenty (20) years; original Lease commenced on September 1, 2006, and terminates on August 31, 2026.

ANNUAL RENTAL:

Original - \$22,713.60 per annum

Amended Rental - \$54,230.40 per annum

COMMENCEMENT DATE:

Upon execution of document

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements, because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 14, 1990, as approved by the Environmental Quality Council. Exemption Class #1 covers operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features involving negligible or no expansion or change of use beyond that previously existing.

REMARKS:

The Department of Transportation, Airports Division (DOTA) and Resort Air, LLC (Lessee/Assignee) entered into State Lease No. DOT-A-06-0001 on November 8, 2007 by way of a State Lessor Consent to Assignment of Lease from Offshore Flight School, Inc. (Assignor) to develop, construct, operate and maintain a general aviation hangar facility at Honolulu International Airport. The Lessee/Assignee is now requesting additional land to construct, operate and maintain a larger hangar facility than what was originally planned by the Assignor. The DOTA, in the public interest, has no objection to the Lessee/Assignee's request.

RECOMMENDATION:

That the Board authorizes the DOTA to amend existing State Lease No. DOT-A-06-0001 to allow the DOTA to lease to the Applicant the additional spaces for the balance of the term of the existing lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,



BRENNON T. MORIOKA, Ph.D., P.E.
Director of Transportation

APPROVED FOR SUBMITTAL:



LAURA H. THIELEN
Chairperson and Member

